



COMMUNITY DEVELOPMENT AUTHORITY MEETING MINUTES

November 1, 2021, 5:30 PM

Location: City Hall, 2110 Washington St, New Holstein, WI
Members Present: Scott Konkle, Brian Giebel, Casey Langenfeld, Richard Rahmlow
Sara Cardinal, Randy Jaeckels, Gene Woelfel
Others Present: Jeff Hebl, Stu Gross and Tom Leighton (virtual) of Stantec, Mary Kohrell (virtual),
Mark Sherry, Ken Irwin, Dan Schneider

The meeting was called to order by Scott Konkle. Roll call was taken by Langenfeld. A motion was made by Jaeckels, seconded by Giebel, and carried to approve the agenda as presented.

A motion was made by Woelfel, seconded by Rahmlow, and carried to approve the minutes from the previous meeting.

Neither public participation nor communications occurred.

Stu Gross, Stantec provided an update on the former Tecumseh property: demolition is complete; punch list walk through on 11/2/2021; Veit will be filling voids and pits to restore impervious surface; reviewed the remaining grant funds available for the project; proposed to use the funds to continue to make the site attractive to developers "shovel ready"; discuss cap modification and potential remediation with WDNR; Assess remaining concrete for lead based paint and PCBs; prepare cap modification request for WDNR approval; prepare bid specifications and submit for contractor bids; tailor work scope based on contractor costs; implement work in spring 2022.

The authority opened discussion on the next steps.

Tom Leighton, Stantec, provided an update on the meetings with the interested developers. There are 3 developers who are interested in the site development; planning on site visits in the next few weeks; plan is to visit the site and other features of New Holstein; allows the developers to explain who they are and what their thoughts are on the site; working to produce an information package for them with information on the TID.

Jaeckels discussed that the city needs residential housing now and would like to focus on the development of the triangle parking lot to start the process.

A motion was made by Rahmlow, seconded by Cardinal, and carried to have Stantec work on discussing cap modification and potential remediation with WDNR and assess the remaining concrete for lead based paint and PCBs.

The committee discussed future projects and developed a project pipeline. Langenfeld will draft up the pipeline and send it out to the committee members to vote on which priority the CDA will work on next.

The next meeting will be scheduled in December or earlier if needed.

Being no further business, the meeting adjourned.

Cassandra Langenfeld, Secretary